

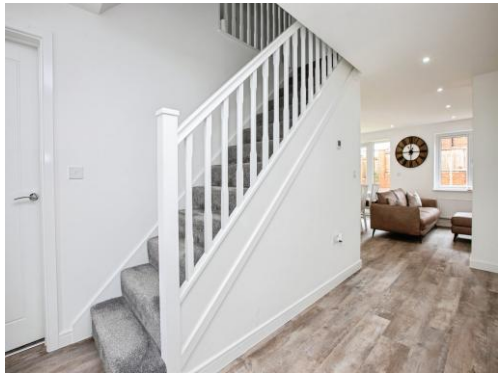
hall & benson

Porterwood Drive
Shipley HEANOR

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Shipley HEANOR DE75 7WY

for sale offers in the region of
£425,000







Property Description

This stunning four-bedroom detached new-build home occupies a desirable corner plot with breathtaking views overlooking Shipley Country Park and Shipley Lake. Beautifully presented throughout and benefiting from the remainder of its new-build warranty, the property offers spacious, modern accommodation perfectly suited to growing families.

The generous layout comprises well-proportioned living space and four large double bedrooms, providing ample room for family life. The principal bedroom benefits from its own en-suite, while a contemporary family bathroom serves the remaining bedrooms. A convenient ground floor WC means the property enjoys three bathroom facilities in total.

Externally, the corner plot position enhances both privacy and outdoor space, while the double garage and driveway provide excellent parking and storage solutions. This modern home also benefits from solar panels and EV charging point. Finished to an exceptional standard and presented in like-new condition throughout, this is a fantastic opportunity to acquire a turnkey family home in a highly sought-after location with impressive views.

Early viewing is highly recommended.

Entrance Hall

A welcoming entrance hallway providing access to the ground floor accommodation, with stairs rising to the first floor and creating an immediate sense of the space and quality found throughout the home. Additionally to this it could be utilised as a home office with the space provided and added benefit of ethernet and power connections

Lounge

A spacious and beautifully presented reception room, offering the perfect space for relaxing with family. Large windows with shutters allow an abundance of natural light to flow through, whilst enjoying attractive dual aspect views towards Shipley Lake and the surrounding area.

Kitchen / Dining Room

The heart of the home is undoubtedly the impressive open-plan shaker styled kitchen dining area. Fitted with a range of modern wall and base units with quarts worktops, and integrated appliances, this fantastic space is ideal for both everyday family living and entertaining guests. There is ample room for a large dining table, with doors leading directly onto the rear garden.

Downstairs Wc

Conveniently positioned off the hallway, comprising a low-level WC and wash hand basin.

Landing

A spacious first-floor landing providing access to all four bedrooms, the family bathroom and useful storage space.

Master Bedroom

A superb principal bedroom of generous proportions, offering ample space for freestanding furniture. This impressive room benefits from elevated views and is further enhanced by a modern en-suite shower room. Additionally with blackout shutters , fitted wardrobes and a TV aerial point.

En-Suite

A contemporary suite comprising a shower enclosure, low-level WC and wash hand basin, finished to a high standard.

Bedroom Two

A large double bedroom enjoying plenty of natural light and offering ample space for bedroom furniture, making it ideal for children, guests or multi-generational living. Additionally benefitting from blackout shutters.

Bedroom Three

Another well-proportioned double bedroom, beautifully presented and offering flexibility for a growing family with blackout shutters and a TV aerial point.

Bedroom Four

A generous fourth bedroom which can easily accommodate a double bed or alternatively serve as a home office, nursery or hobby room whilst benefitting from dual aspect views , black out shutters and an airing cupboard.

Family Bathroom

A stylish and modern family bathroom fitted with a contemporary three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin.

Outside

Occupying a desirable corner plot position, the property enjoys attractive gardens that wrap around the home and make the most of the stunning outlook towards Shipley Lake. A substantial driveway provides off-road parking for multiple vehicles and leads to the detached double garage, offering excellent storage and additional parking options. The rear garden is benefits from privacy and fenced boundaries a patio area as well as an outdoor electrical socket.

Double Garage

A highly desirable double garage providing secure parking, workshop potential or further storage space , accessed via the driveway as well as a side door and benefiting from power and lighting .











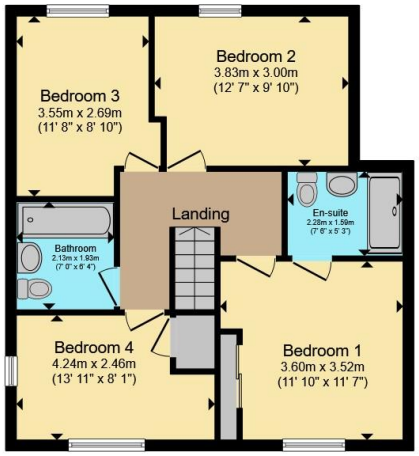




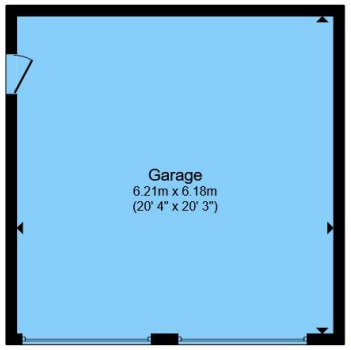




Ground Floor



First Floor



Garage

Total floor area 161.3 m² (1,737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Hall & Benson on

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13 Market Street
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EPC Rating: B

Council Tax Band: B

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/HNR103772

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